

COMMUNITY MEETING REPORT
Petitioner: BRI 1882 Innovation Park Development, LLC
Rezoning Petition No. 2020-112

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on July 1, 2021. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, July 13, 2021 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Marc Bellet of the Petitioner, Shaun Tooley of LandDesign, Michael Wickline of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2020-112.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, September 20, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, the Public Hearing will likely be a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, October 5, 2021 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, the Zoning Committee Work Session will likely be a virtual meeting due to COVID-19. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, October 18, 2021 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 57.2 acres and is located on IBM Drive. The site is a portion of the Innovation Park development.

Marc Bellet discussed Innovation Park. He stated that Innovation Park is a 12 building Class A office campus that contains 1.84 million square feet of gross floor area. Innovation Park was originally the IBM headquarters, however, the campus has been re-purposed and remodeled to create an ideal space for larger, multi-tenant office users. Innovation Park has a strong and diverse tenant base and amenities. Marc Bellet reviewed pictures of Innovation Park.

Marc Bellet stated that we have some land available for development and our goal is to create a typical work, live, play type of environment with the hopes that we can provide housing close by these major employment centers we have and are developing at Innovation Park.

John Carmichael shared a slide that shows the current zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned RE-2. The Petitioner is requesting that the site be rezoned to the RE-3 Optional zoning district.

The purpose of this rezoning request is to accommodate the redevelopment of a 57.2 acre portion of the Innovation Park site for the purpose of converting such portion of the Innovation Park site into a multi-use development that could contain, among other uses, office, multi-family, retail and restaurant uses. Subject to conversion rights, the maximum density on the site would be 660,000 square feet of non-residential uses, of which a maximum of 30,000 square feet could be devoted to retail, personal service and restaurant uses, and 575 multi-family dwelling units.

John Carmichael shared a slide that depicts the land use plan recommendations for the site. The site is subject to the University Research Park Area Plan, and this land use plan recommends residential, office and retail uses on the site. Therefore, this rezoning request is consistent with the land use plan.

Shaun Tooley then reviewed the rezoning plan in detail. Shaun Tooley stated that the rezoning request relates only to the west side of the Innovation Park campus, which is currently used for surface parking.

Among other things, Shaun Tooley stated that there are a series of public and private streets being contemplated to address connectivity not just for today, but also for future connectivity. A new public street would be extended from the east side of the site to IBM Drive to enhance connectivity. Shaun Tooley stated that parking decks would be constructed to serve the site.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Shaun Tooley pointed out on the rezoning plan which buildings are currently planned to be office buildings, multi-family residential buildings, retail and restaurant buildings and parking structures. Shaun Tooley stated that the Rezoning Plan does not specify the use of the buildings, however.
- An attendee representing the owner of the adjacent multi-family residential community stated that her concern is that the Petitioner desires to put in the multi-family units and there is not the additional office uses or amenities to support more multi-family units. She asked if the

office or retail space would be built prior to the multi-family buildings. Marc Bellet stated that there is already 1.8 million square feet of office space on the site and that the proposed office and retail space would be additive. As for timing, Marc Bellet stated that the first phase of development would likely be a multi-family building due to the market and because they have an interested development partner. In terms of new office buildings, we will not build speculative office buildings. We will only build new office buildings if they are leased.

- In response to a question regarding the multi-family units, Marc Bellet stated that we have been in discussions with a partner. We have not really moved into any design. My feeling is that it would be weighed more heavily towards one-bedroom units, however, we really have not come to any conclusions on that. Even the building configuration and the height and other aspects of it we do not know. We know it will be a luxury apartment product.
- An attendee stated that it sounds like the first phase of the project will be multi-family units. He stated that the apartments could be built and you could see no interest in the office buildings for some period of time. He stated that it is his understanding that there are no current plans to build an office building until tenants are secured. Marc Bellet stated that is correct unless there is a drastic change in the market. This attendee stated that this is a concern to the owner of the adjacent apartment complex.
- An attendee reiterated his concern about adding additional apartments to this area without other uses.
- An attendee asked if the Petitioner could offer a guarantee that the new office buildings would be constructed, and Marc Bellet stated that he could not guarantee that the new office buildings would be constructed.
- In response to a comment, John Carmichael stated that it is the Petitioner's intent to fully develop the site pursuant to the rezoning plan if the rezoning request is approved, but it is dependent upon the market. John Carmichael noted that there is already 1.8 million square feet of office space at Innovation Park.
- Marc Bellet noted that they are in the process of converting a 250,000 square foot warehouse space at Innovation Park into office space. Marc Bellet stated that they typically have approximately 6,000 employees on the Innovation Park campus and the proposed development of the rezoning site would probably add another 1,500 employees. These employees could benefit from the additional multi-family units.
- In response to a question, Marc Bellet stated that he anticipates that the multi-family buildings would be three and four story buildings. A four story building would be elevator served.
- In response to a question, John Carmichael stated that in order to put multi-family units on the other portions of Innovation Park (the portions not subject to this Rezoning Petition), the other portions of Innovation Park would have to be rezoned.
- In response to a question regarding the re-purposing of the 250,000 square foot warehouse space, Marc Bellet stated that it is still in the design and analysis stage. We do not have any office tenants for this space currently.
- In response to a question, Marc Bellet stated that the first phase of the development would be 350-375 multi-family units.

- A representative of the owner of the adjacent apartment community reiterated his concern regarding putting additional multi-family dwelling units in this area. John Carmichael reiterated that the rezoning site is part of the 200 acre Innovation Park development and there is currently 1.8 million square feet of existing office space at Innovation Park. If the multi-family dwelling units are added to Innovation Park, Innovation Park would be a multi-use development and the majority of the development would contain non-residential uses.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 16th day of August, 2021

BRI 1882 Innovation Park Development, LLC, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2021-112	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-112	1971	Gia	Paige	2429 Carmathen Road		Charlotte	NC	28269
2021-112	Baucom Ridge	Watchna	Horn	2426 Brathay Ct		Charlotte	NC	28269
2021-112	Charlotte Community Health	Samantha	Fernando	8401 Medical Plaza Dr suite 300		Charlotte	NC	28262
2021-112	Hemby Woods Neighborhood	Jacqueline A.	Ross	6821 Rain Creek Wy		Charlotte	NC	28262
2021-112	O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 Black Walnut Lane		Charlotte	NC	28269
2021-112	Silverstone HOA	Angela	Collins-Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2021-112	Silverstone HOA	Angela C.	Lewis	7409 Stone Mountain Ct.		Charlotte	NC	28262
2021-112	Sugar Springs	Evan	Washington	7300 Canyon Drive		Charlotte	NC	28262
2021-112	University Center	Robert	McElhaney	6107 Lewis St	7109	Charlotte	NC	28262
2021-112	University City Partners	Darlene	Heater	8335 IBM Drive	Ste 110	Charlotte	NC	28262
2021-112	University City YMCA	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262
2021-112	University Connect	Janelle	Goodrich	8335 IBM Drive		Charlotte	NC	28262
2021-112	Walnut Creek	Latoya	Faustin	6351 Park Creek Dr.		Charlotte	NC	28262



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2020-112	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2020-112										
2020-112	04711101	BEL VINOY LLC			C/O EATON VANCE MANAGEMENT	TWO INTERNATION PL		BOSTON	MA	02110
2020-112	04711104	FIRST UNION NATIONAL BANK OF NORTH CAROLINA			C/O WACHOVIA BANK	PO BOX 36246		CHARLOTTE	NC	28236
2020-112	04711105	BRI 1882 INNOVATION PARK DEVELOPMENT LLC			C/O ACCESSO AQUISITIONS LLC	ATTN BRIAN ROSEN	100 N FEDERAL HWY STE 400	HALLANDALE	FL	33009
2020-112	04711109	BRI 1882 INNOVATION PARK DEVELOPMENT LLC			C/O ACCESSO AQUISITIONS LLC	ATTN BRIAN ROSEN	100 N FEDERAL HWY STE 400	HALLANDALE	FL	33009
2020-112	04711110	BRI 1882 INNOVATION PARK DEVELOPMENT LLC			C/O ACCESSO AQUISITIONS LLC	ATTN BRIAN ROSEN	100 N FEDERAL HWY STE 400	HALLANDALE	FL	33009
2020-112	04711201	MECKLENBURG COUNTY				3205 FREEDOM DR STE 101		CHARLOTTE	NC	28202
2020-112	04711202	JS & ASSOCIATES INC				5226 ADDISON DR		CHARLOTTE	NC	28211

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2020-112** filed by BRI 1882 Innovation Park Development, LLC to request the rezoning of an approximately 57.2 acre site located on IBM Drive (a portion of the Innovation Park site)

Date and Time of Meeting: Tuesday, July 13, 2021 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting BRI 1882 Innovation Park Development, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 57.2 acre site located on IBM Drive (a portion of the Innovation Park site) from the RE-2 zoning district to the RE-3 Optional zoning district. The purpose of this rezoning request is to accommodate the redevelopment of a 57.2 acre portion of the Innovation Park site for the purpose of converting such portion of the Innovation Park site into a multi-use development that could contain, among other things, office, multi-family, retail and restaurant uses. Subject to conversion rights, the maximum density of this proposed multi-use development would be 660,000 square feet of non-residential uses, of which a maximum of 30,000 square feet could be devoted to retail, personal service and restaurant uses, and a maximum of 575 multi-family dwelling units.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Tuesday, July 13, 2021 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the Community Meeting must email their personal email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the Community Meeting. If you do not have access to the internet or cannot otherwise participate in the Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2020-112), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2020Petitions/Pages/2020-112.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: July 1, 2021

EXHIBIT B

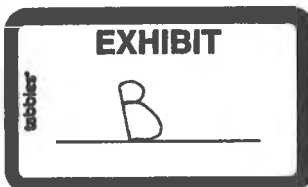
COMMUNITY MEETING ATTENDEES

Brian Mazzocchi

BMazzocchi@EatonVance.com

Amy Rickers

arickers@jahlaw.com

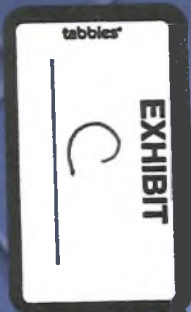


Rezoning Petition No. 2020-112

BRI 1882 Innovation Park Development, LLC,
Petitioner

Community Meeting

July 13, 2021



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

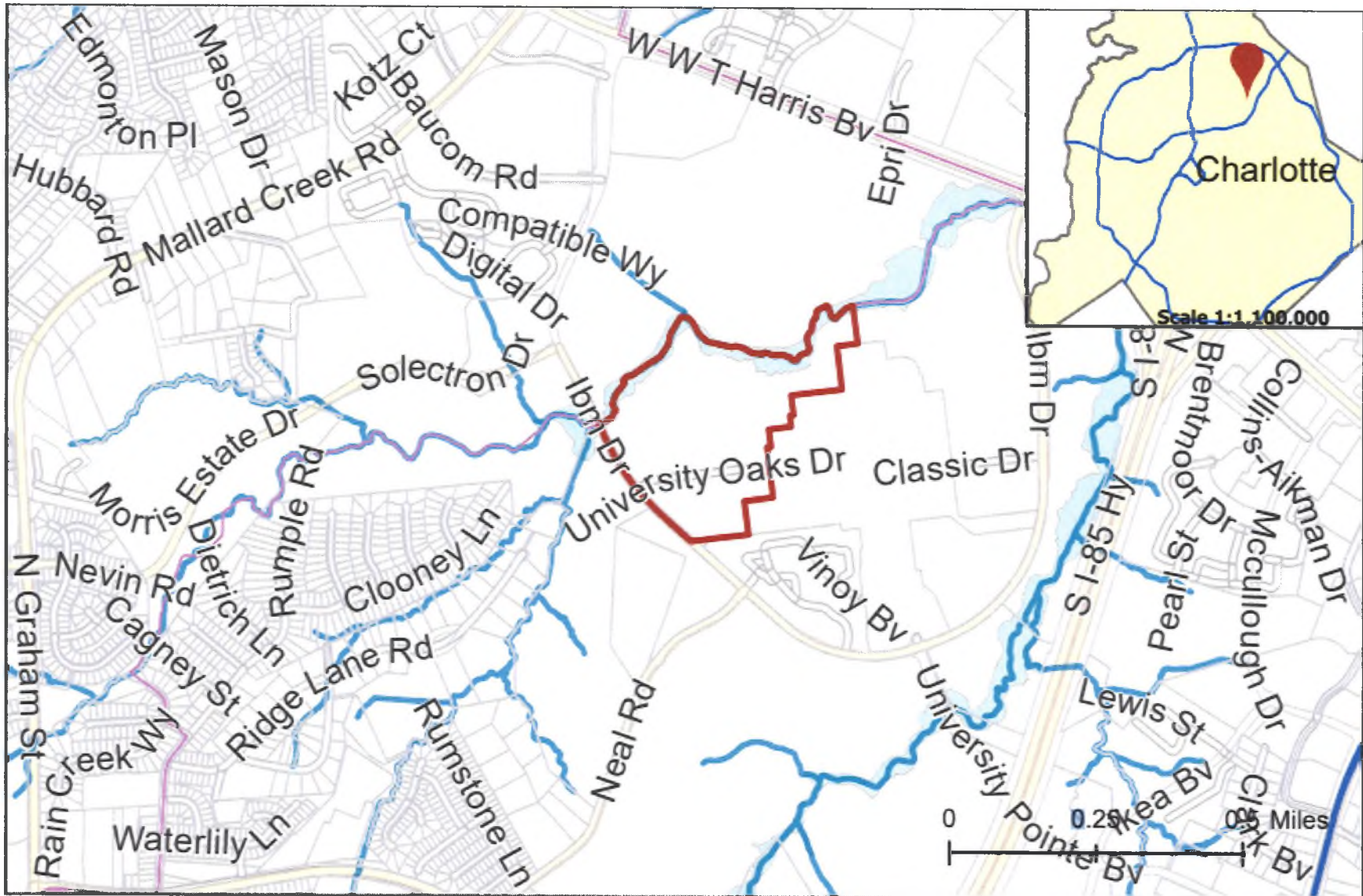
Rezoning Team

- Marc Bellet, BRI 1882 Innovation Park Development, LLC
- Shaun Tooley, LandDesign
- Michael Wickline, Design Resource Group
- John Carmichael, Robinson Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, September 20, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 5, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 18, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 57.2 Acres



Site – 57.2 Acres



Site – 57.2 Acres





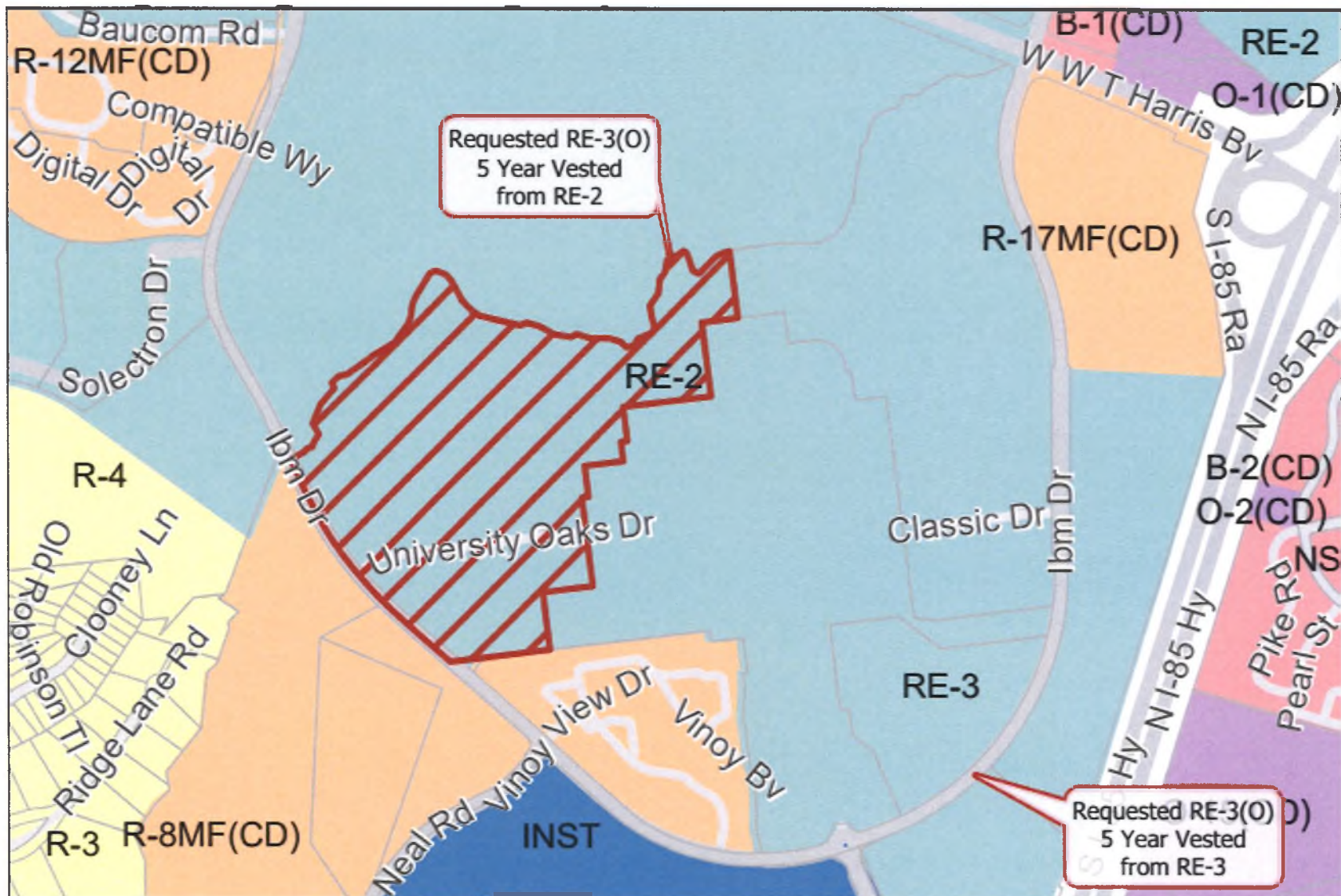
Innovation Park

- Premier 12-building Class A office campus totaling 1.84 million rentable sq. ft.
- Conveniently located near all 3 major highways (I-85, I-485, and I-77)
- Originally the IBM headquarters, the campus has been repurposed and remodeled to create an ideal space for larger, multi-tenant office users
- Strong and diverse tenant-base including insurance services, financial services, human resources, marketing solutions, and others
- Special amenities include two fitness centers, multiple conference rooms, tenant lounge, multiple food options, outdoor seating areas, dry cleaning, car wash services, bicycles, and interior walking paths
- Surface and structure parking available across the campus, with a parking ratio of 4.1 per 1,000

Innovation Park - Continued



Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the RE-2 zoning district to the RE-3 Optional zoning district

The purpose of this rezoning request is to accommodate the redevelopment of a 57.2 acre portion of the Innovation Park site for the purpose of converting such portion of the Innovation Park site into a multi-use development that could contain, among other uses, office, multi-family, retail and restaurant uses

Rezoning Request - Continued

Subject to conversion rights, the maximum density of this proposed multi-use development would be 660,000 square feet of non-residential uses, of which a maximum of 30,000 square feet could be devoted to retail, personal service and restaurant uses, and 575 multi-family dwelling units

Land Use Plan

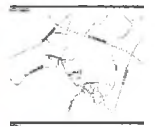


Land Use Proposed: University Research Park Area Plan

Planning District	Northeast
Plan Name	University Research Park Area Plan
Plan Adoption Date	6/27/2010, 8:00 PM
Adoption Type	Area Plan
Proposed Landuse Code	RES_OFF_RETAIL
Proposed Landuse Description	Residential/Office/Retail
Residential Density	0.00
Zoning Designation	
Rezoning Date	
Zoning Petition	
Generalized Landuse	Mixed Residential & Non-Residential



Rezoning Plan



**INNOVATION
PARK REZONING**

CHARLOTTE, NC
REZONING PETITION #
2020-112

DATE: 10/19/2020

REVISION / ISSUANCE

DATE: 10/19/2020

1. STAFF COMMENTS: 10/19/2020

DESIGNED BY: AHS

DRAWN BY: AHS

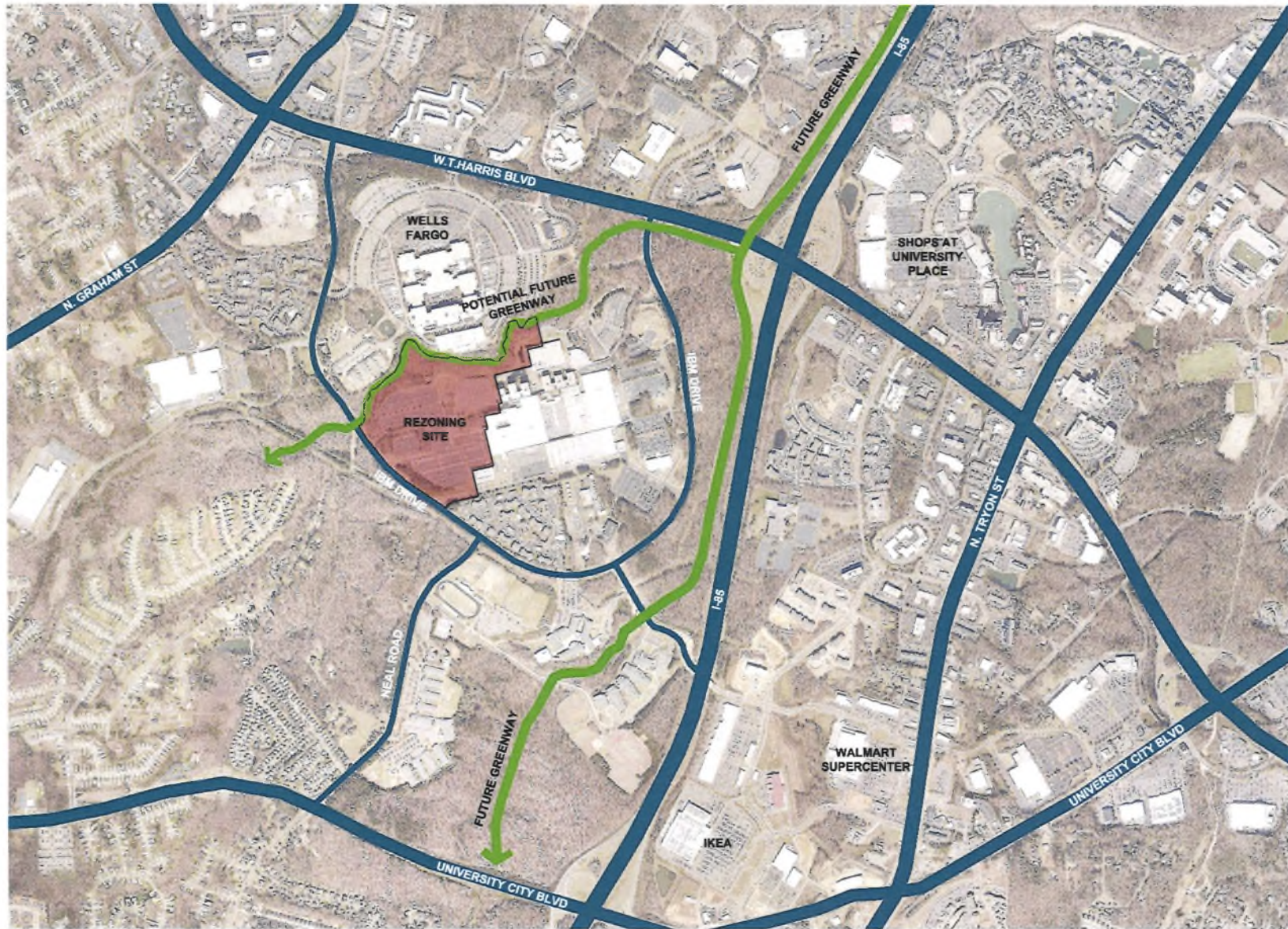
CHECKED BY: JST

DATE: 10/19/2020

SCALE: 1"=100'

CONTEXT MAP

RZ-1.0



SITE DEVELOPMENT DATA:

PARCEL ID NUMBER (PID#): 04711109

SITE ACREAGE: 1.572 ACRES

JURISDICTION: CITY OF CHARLOTTE

EXISTING ZONING: RE-3 RESEARCH DISTRICT

PROPOSED ZONING: RE-3 OPTIONAL

EXISTING LAND USE: PARKING LOT; OPEN SPACE

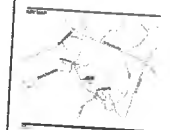
PROPOSED PRINCIPAL USE:
USES PERMITTED BY RIGHT AND UNDER
PRESCRIBED CONDITIONS TOGETHER WITH
ACCESSORY USES AS ALLOWED IN THE RE-3
ZONING DISTRICT

MAX. BUILDING HEIGHT: 120'

REQUIRED PARKING: AS REQUIRED BY THE
ORDINANCE

DEVELOPMENT LIMITATIONS

SEE SECTION 4 OF DEVELOPMENT STANDARDS



**INNOVATION
PARK REZONING**

CHARLOTTE, NC

REZONING PETITION #
2020-112

DATE: 10/19/20

REVISION / ISSUANCE

NO. DESCRIPTION DATE

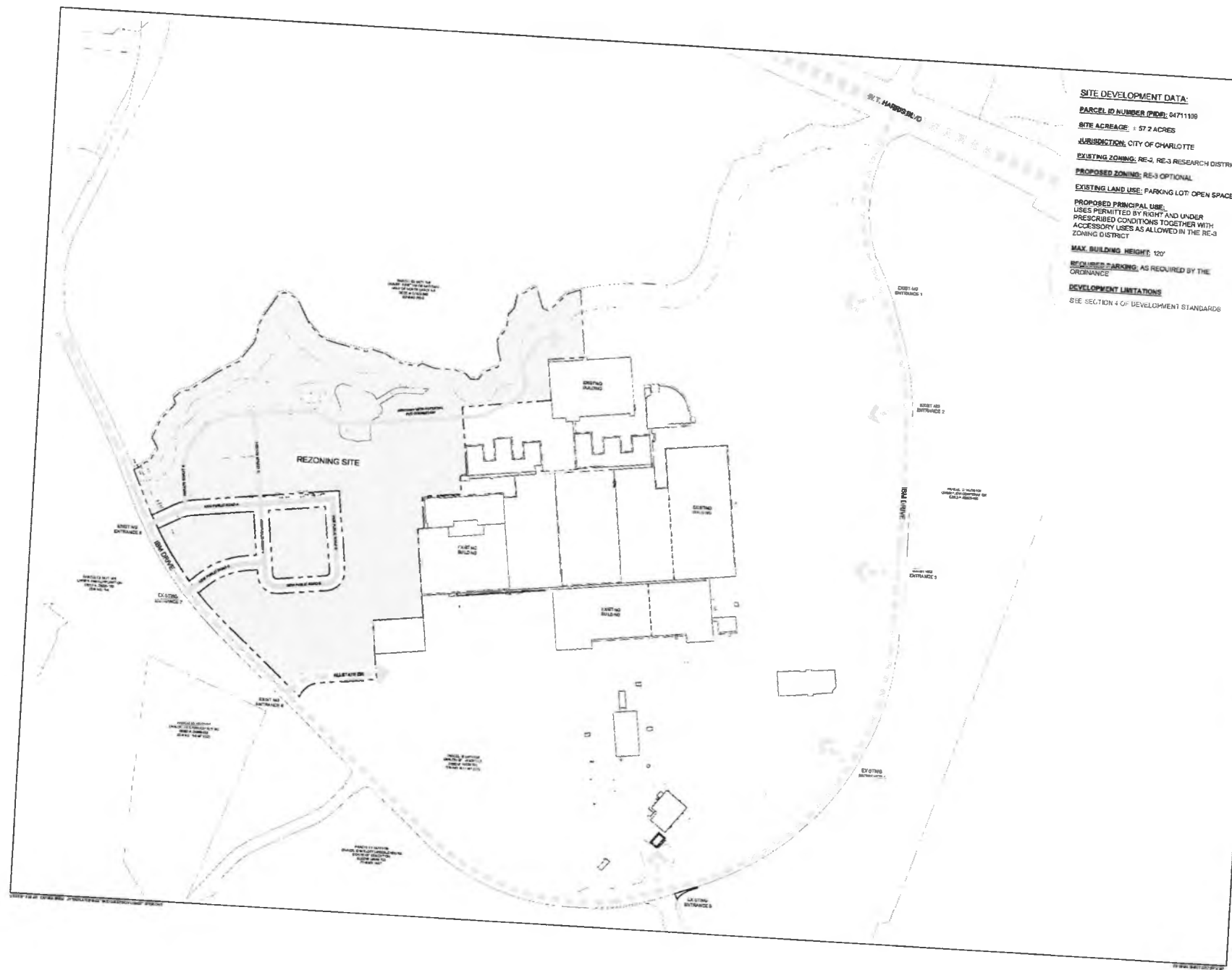
1 ISSUED FOR COMMENT 10/12/20

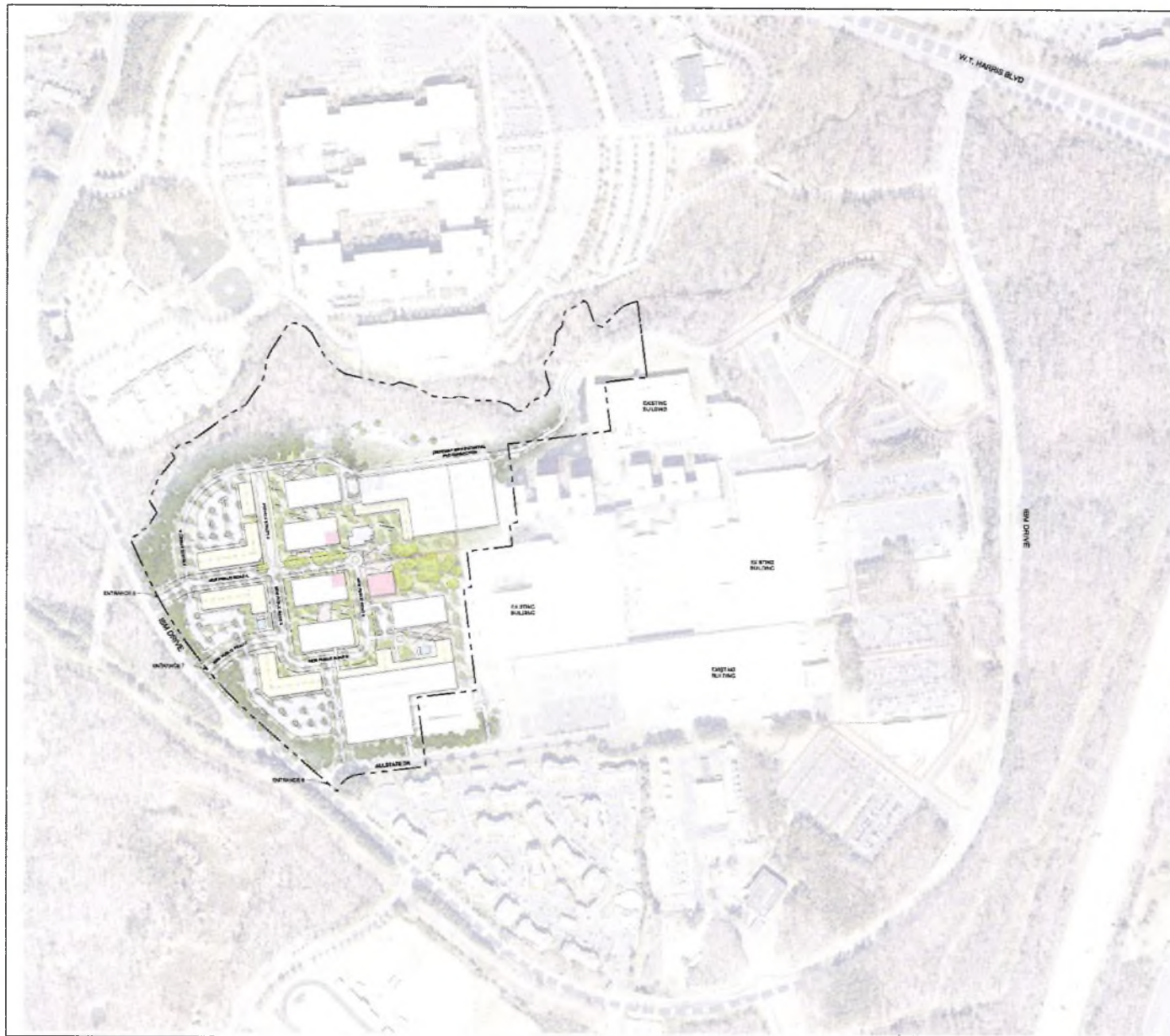
DESIGNED BY: ALE
DRAWN BY: ALE
CHECKED BY: ALE

SCALE: 1"=100'
DATE: 10/19/20

TECHNICAL DATA SHEET

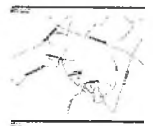
RZ-3.0





NOTE: INTENDED TO SHOW CURRENT CONCEPTUAL MASTER PLAN. REFER TO RZ-2.0, TECHNICAL DATA SHEET FOR CONCEPTUAL DEVELOPMENT AREAS

LandDesign
 275 NORTH CRYSTAL STREET
 SUITE 100, FLOOR 10
 CHARLOTTE, NC 28202
 WWW.LANDDESIGN.COM



**INNOVATION
 PARK REZONING**
 CHARLOTTE, NC
 REZONING PETITION #
 2020-112

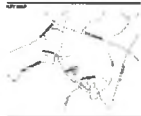
REVISION / ISSUANCE			
REV	DESCRIPTION	DATE	
1	ISSUE COMMENTS	02/12/21	

DESIGNED BY:	AGE
DRAWN BY:	AGE
CHECKED BY:	AGE

OVERALL MASTER PLAN

RZ-2.0

NOTE: INTENDED TO SHOW CURRENT CONCEPTUAL MASTER PLAN.



**INNOVATION
PARK REZONING**
CHARLOTTE, NC
REZONING PETITION #
2020-112

REVISION / ISSUANCE			
NO.	DESCRIPTION	DATE	
1	HEAVY COMMENTS	02.12.21	

DESIGNED BY:	ALL
DRAWN BY:	APF
CHECKED BY:	APF

CONCEPTUAL SITE PLAN

RZ-4.0



LEGEND

EXISTING STREETS

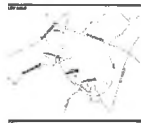
PROPOSED STREETS

PROPOSED DRIVE

PROPOSED PEDESTRIAN CONNECTION

FUTURE GREENWAY

CONCEPTUAL STREET LOCATION. FINAL LOCATIONS TO BE DETERMINED AS DEVELOPMENT OCCURS.



INNOVATION PARK REZONING

CHARLOTTE, NC
REZONING PETITION #
2020-112

10/18/20

REVISION / ISSUANCE

1 10/18/20 10/18/20

DESIGNED BY: AEL
DRAWN BY: AEL
CHECKED BY: AEL



STREET NETWORK

RZ-5.0

